

COSNER'S CORNER

9913 Jefferson Davis Highway, Fredericksburg, VA 22407
Spotsylvania County



RETAIL FOR LEASE

JOIN:

ROSS
DRESS FOR LESS

KOHL'S

Marshalls

Panera
BREAD

TARGET

PETSMART

JOANN
fabric and craft stores

Publix

WORLD MARKET
WORLDMARKET.COM

- Cosner's Corner is a 1.5 Million SF Regional Power Center off US Rt 1 Exit of I-95.
- Located across the street from Spotsylvania Regional Medical Center, a 126 bed Hospital Facility on a 75 acre campus.
- 3,061 SF Available between Social Security Administration and Salon Plaza.
- Ample parking and signage.
- Ideal for medical and destination retail.

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Fredericksburg
Spotsylvania County | Virginia

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- Google Earth Pro -
2018 Aerial Photograph
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JACKSON VILLAGE LUXURY APARTMENTS
THE ALLURE AT JEFFERSON & ORCHARD RIDGE AT JACKSON STATION
800 RESIDENTIAL UNITS DELIVERED
PHASE I - COMPLETE AT BOTH COMPLEXES
PHASE II - UNDERWAY / COMPLETED 2020
[2,200 UNITS TOTAL]

CLOSE UP

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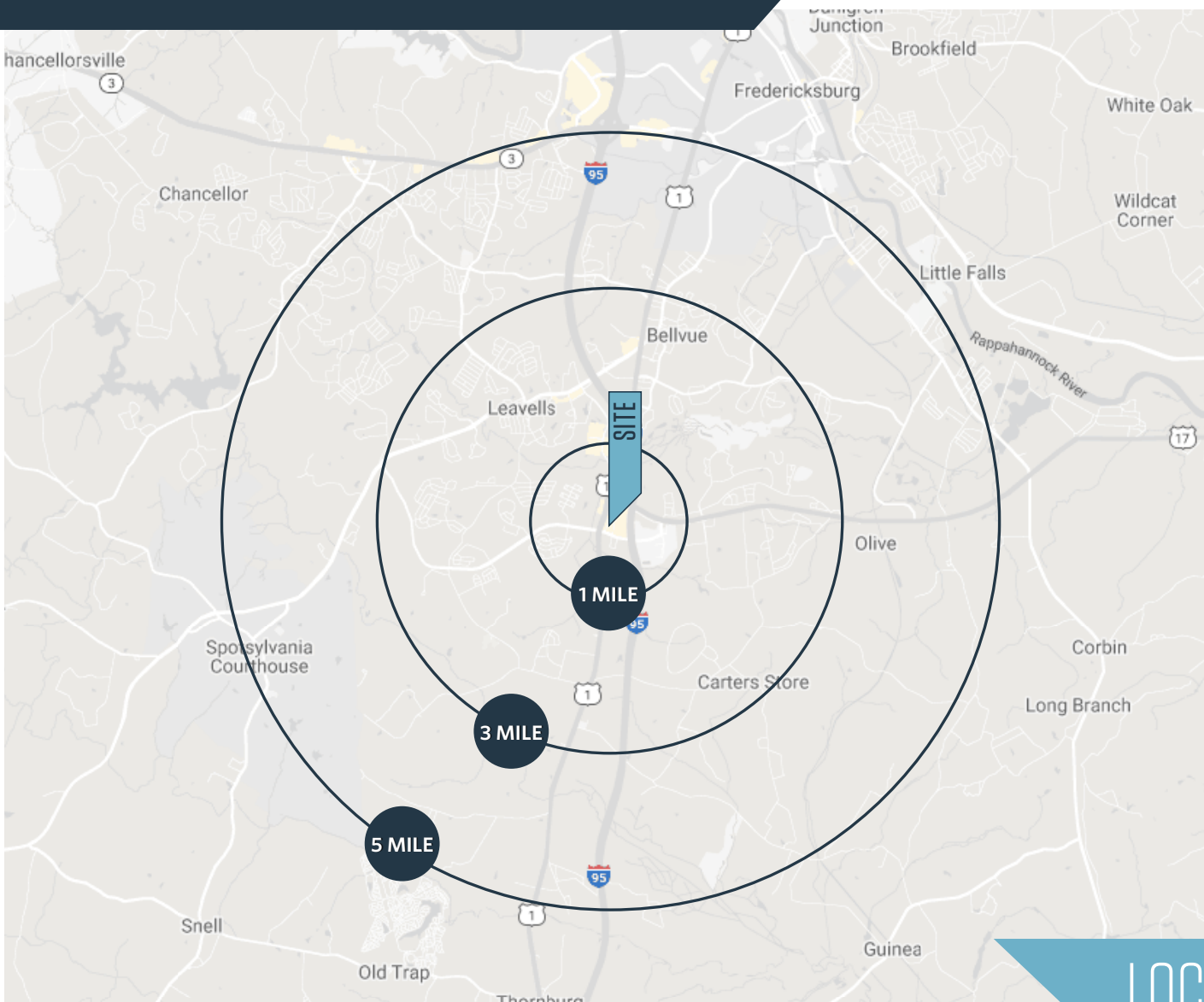
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DEMOGRAPHICS | 2019:

1-MILE	3-MILE	5-MILE
Population		
7,351	40,191	78,399
Daytime Population		
4,727	17,444	34,977
Households		
2,834	13,778	30,053
Average HH Income		
\$114,132	\$112,694	\$108,432

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

I-95	123,000 ADT
Jefferson Davis Highway	56,000 ADT
Spotsylvania Pkwy	17,000 ADT

LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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